

Planning Proposal Assessment Report

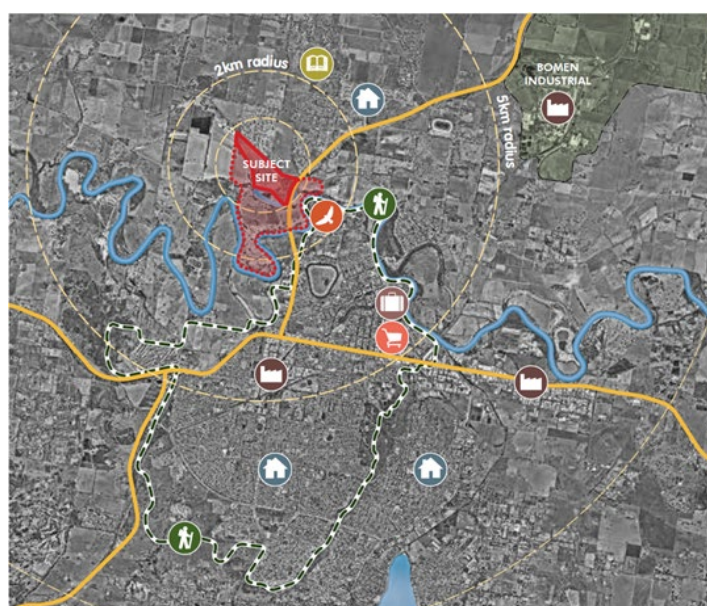
APPLICATION DETAILS

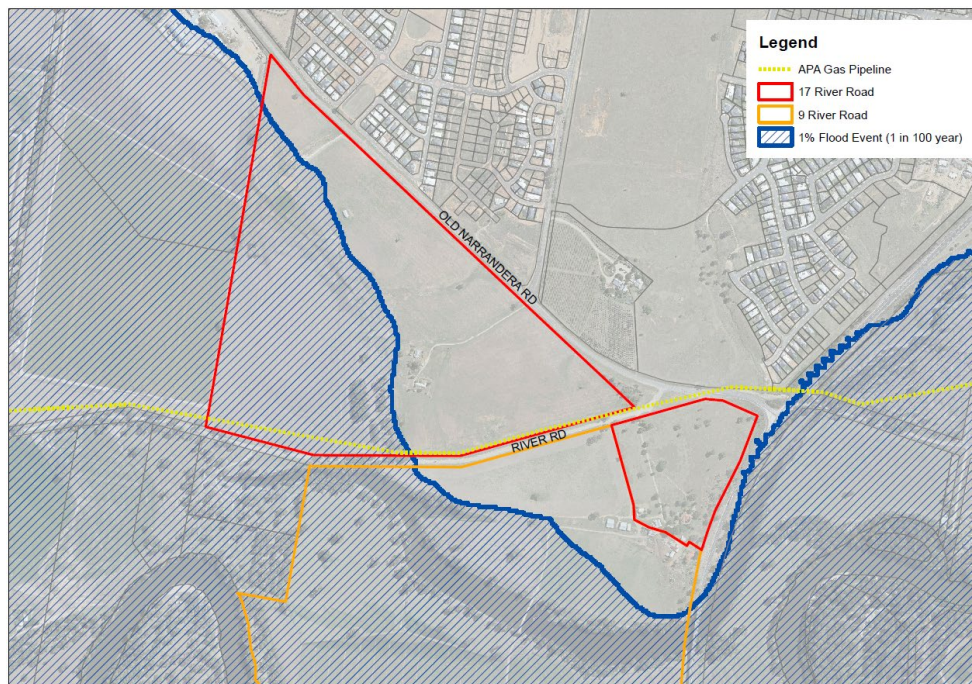
Application No:	LEP20/0002
Applicant:	Salvestro Planning
Proposal Summary:	Amend land zoning, minimum lot size and urban release area mapping in the Wagga Wagga Local Environmental Plan 2010.
Assessment Officer:	Crystal Atkinson, Senior Strategic Planner

SITE AND LOCATION

The land is located directly south of the existing northern suburbs of Gobbagombalin, Estella and Boorooma. The site is located south of Old Narrandera Road and west of the Olympic Highway.

Subject Land:	Lot 51 DP 1106511, 9 River Road, Gobbagombalin Lot 3 DP 740219, 17 River Road, Gobbagombalin
Current LEP Provisions:	Land Zoning: RU1 Primary Production Minimum Lot Size: 200 hectares
Current DCP Provisions	Section 8 – Rural Development
Existing Character:	The site is characterised by agricultural uses and scattered vegetation. An unsealed road dissects the two properties along with a gas transmission pipeline.





PROPOSAL

Council is in receipt of an application to amend the Wagga Wagga Local Environmental Plan 2010 (LEP) to change land zoning, amend the minimum lot size and add an urban release area for part of two lots located south of Old Narrandera Road.

The purpose of the planning proposal is to introduce an urban release area within the city to accommodate growth. The area is a direct extension of the exiting northern suburbs of Estella, Boorooma and Gobbagombalin. The area is an existing rural property currently used for agricultural purposes.

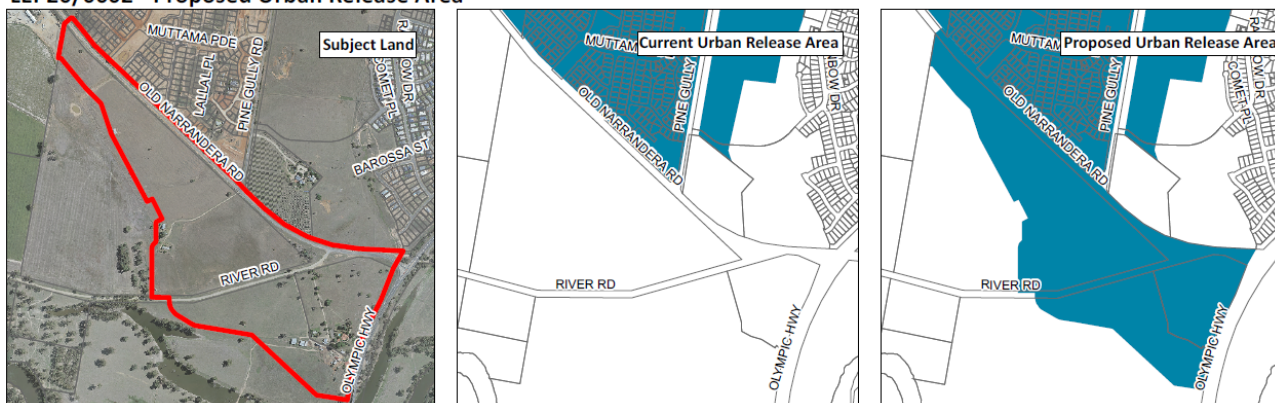
The proposal will create an opportunity for approximately 750 additional residential lots supported by recreation and commercial opportunities.

The planning proposal proposes to amend land zoning, minimum lot size and urban release area maps consistent with the following plan:

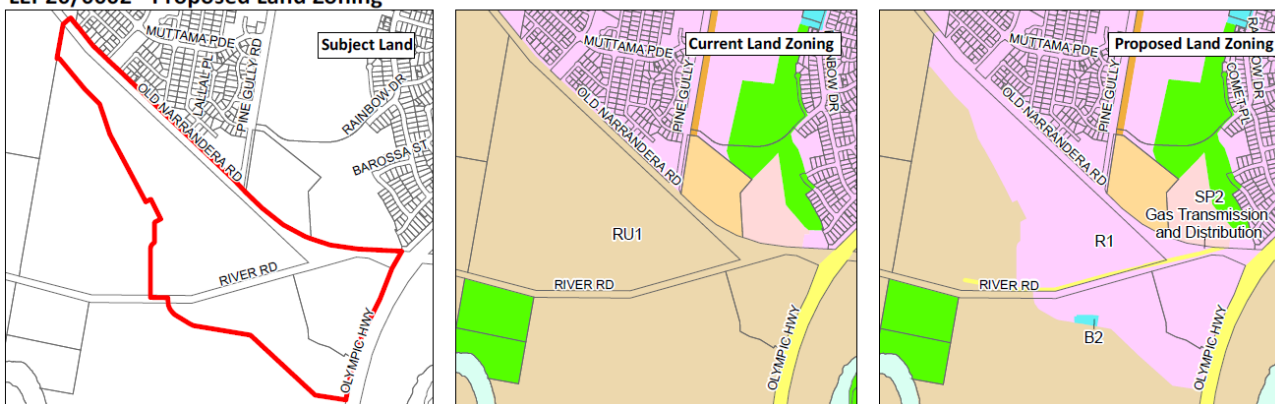


The proposed changes to the urban release area, land zoning and minimum lot size maps are shown below. In consideration of the gas pipeline requirements, it is proposed to amend the proposal by proposing a SP2 Infrastructure zone for the gas pipeline corridor.

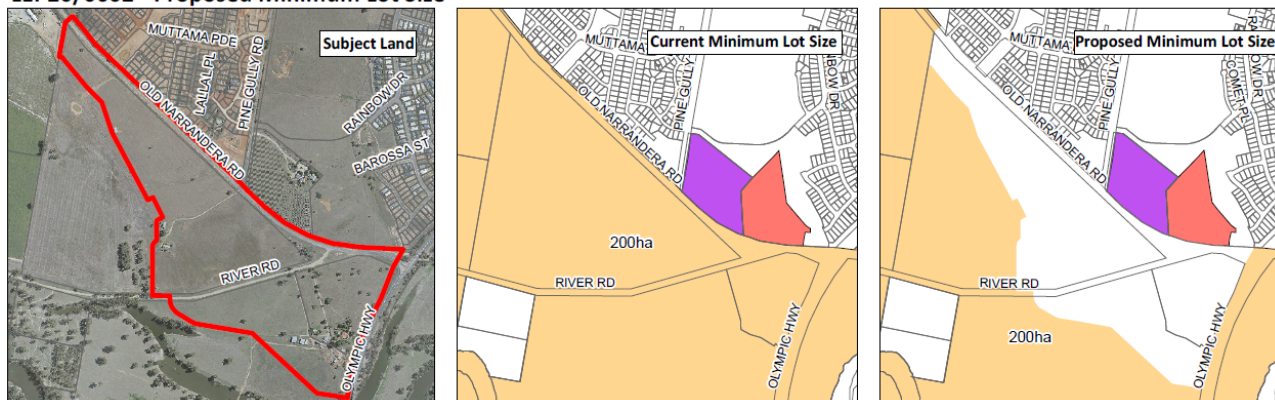
LEP20/0002 - Proposed Urban Release Area



LEP20/0002 - Proposed Land Zoning



LEP20/0002 - Proposed Minimum Lot Size



The proponent's description of the proposal, supporting information and conceptual development plans are provided under a separate cover (Attachment 1).

SUMMARY OF ASSESSMENT

1. Council's Vision or Strategic Intent

The subject land is identified within Council's endorsed Wagga Wagga Spatial plan 2013-2043. The area will contribute to land supply within an area that has available services. The plan identifies the city develops around 360 residential lots per year and a supply of 5,400 lots at the time of developing the Spatial Plan. These figures indicate supply will have depleted to a 9-year supply.

Development of this site will contribute approximately an additional 2 years of housing supply and

position the city to accommodate the anticipated population growth.

2. Character Analysis

The area is currently zoned and used for agricultural purposes. The land is located immediately south of the existing northern suburbs and is a logical extension for urban development. The area is located within proximity to the proposed Active Travel Plan and has access and views of the Gobba Lagoon and Murrumbidgee River.

3. Infrastructure

The subject land is in proximity to existing services with opportunities to connect to existing infrastructure and in some instances, upgrades are required.

As a new urban release area, as part of development, the landowner / developer will be responsible for extending and upgrading infrastructure to enable development to occur.

4. Biodiversity

As the subject land is partially flood prone and therefore only part of the land is being proposed for urban development. The residue land to the south that is an established lagoon and the residue land to the west that contains a natural creek corridor present an opportunity for the land to be established as a 'stewardship site' under the Biodiversity Conservation Act.

Stewardship sites can be either public or privately owned.

The creek corridor will become stormwater infrastructure and will be required to be in public ownership for maintenance and access.

5. Local centre:

The proposal intends to rezone land on the river front for commercial purposes. The proposed B2 Local Centre zone is intended to provide a range of retail, business, entertainment and community uses that serve the needs of people who live, work in and visit the local area.

A local centre with river frontage provides a unique opportunity to create a destination point on the River that connects to recreation opportunities. A local centre in this location will provide daily conveniences for the local community without detracting from the CBD and proposed commercial centres in Estella.

6. Voluntary Planning Agreement

A separate process is occurring to discuss opportunities to enter into a voluntary planning agreement with the landowners. This process / outcome will be reported to Council separately.

DETAILED ASSESSMENT

1. Council's Vision or Strategic Intent

- Current endorsed strategies

Wagga Wagga Spatial Plan 2013-2043:

The Wagga Wagga Spatial Plan 2013-2043 indicated a demand of approximately 360 residential lots per year and a supply of around 5,400 lots with the potential to supply land for residential growth for 16 years. If growth is currently tracking along these figures, our current land supply would be depleted to a 9-year supply currently.

The plan identifies the need to continually monitor land supply and demand to be able to respond to changing needs of the community and to ensure adequate land is available to support demand.

The subject area is identified as 'potential urban land' that is constrained by the APA NSW Gas Pipeline and buffer, has potential for Aboriginal heritage in the area and is partially flood prone. The plan identifies that prior to rezoning, constraints of the site must be identified and avoided to ensure the constrained land remains as a rural zone.

The land will contribute to land supply within an area that has available services.

- Draft strategies / interim arrangements

Draft Wagga Wagga Local Strategic Planning Statement:

The draft Wagga Wagga Local Strategic Planning Statement, when adopted will be Council's 20-year vision for land use planning in the Wagga Wagga local government area and will provide the blueprint for how and where we want Wagga Wagga to grow into the future.

The draft plan identifies the City's northern growth area as the fastest growing residential area for the city and will continue to undergo significant growth in the future. The northern growth area presents a further housing potential and opportunity for at least 6,000 new dwellings over the next 20-years.

The plan indicates that Council will support quality urban development in locations suitable for growth including new greenfield areas. New residential areas must be planned to maintain separation from industry, defence and airport uses to ensure the operation of these critical economic and employment areas are not compromised.

The subject area is consistent with the draft Local Strategic Planning Statement.

2. Character analysis

- Lot size methodology and future subdivision pattern

The planning proposal is proposing to remove the minimum lot size provisions for land that is proposed to be rezoned to R1 General Residential and B2 Local Centre.

Land that will remain zoned RU1 Primary Production is proposed to retain a 200-hectare minimum lot size provision

The residue lot west of the proposed residential area is flood prone land that is proposed to remain within the rural zone and be incorporated within subdivision plans as backyards to provide lots with 'lifestyle' opportunities. This residue also contains the existing drainage corridor that connects the stormwater drainage from the north to the Gobba Lagoon. This concept would need the minimum lot size to be amended from 200-hectares to a size that would support the subdivision of this residue lot as part of the residential lots on the western boundary.

An alternative to subdivision of the residue lot would be to establish a corridor along the western boundary with the drainage corridor and shared path located along the drainage corridor within the rural zone and road access located within the proposed residential zone along the western boundary. This would provide an opportunity for the shared path connection to be relocated from the road reserve to the drainage corridor creating a safer connection. It would also create a buffer between rural and residential and enable the residue to either be consolidated with agricultural activities further west or established as an environmental site for revegetation and protection.

- Urban design

The proposal area is immediately north of the Murrumbidgee River and west of the Olympic Highway. The area will be a southern extension to the existing residential suburbs of Boorooma, Estella and Gobbagombalin providing opportunity to link the existing northern suburbs with the Murrumbidgee River and Gobba Lagoon.

The planning proposal is accompanied by an urban design report providing context, site analysis,

design response and master plan.

The proposal is to rezone land to R1 General Residential and B2 Local Centre. The objectives of the residential zone are to provide for the housing needs of the community, provide a variety of housing types and densities, to enable other land uses that provide facilities or services to meet the day to day needs of residents and to ensure co-ordinated and cost effective provision of physical, social and cultural infrastructure in new residential areas. The objectives of the local centre zone are to provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area, encourage employment opportunities in accessible locations and maximise public transport patronage and encourage walking and cycling.

The proposed residential area will provide additional housing opportunities to support anticipated growth with provision of physical, social, and cultural connections. The local centre will provide local convenience services for the community and its location will increase walking and cycling opportunities.

- Landscape

The area proposed for urban development is used for agricultural purposes and is predominately cleared with scattered trees around the existing homestead and along the drainage corridor that runs north-south along the western boundary of the proposed residential area. The drainage corridor connects the drainage corridor from Gobbagombalin to the Gobba Lagoon.

The area is proposed for inclusion in the Biodiversity Certification extension and if the extension is granted, the certification will replace site-by-site development-by-development assessment of threatened species under the Threatened Species Conservation Act with a landscape wide strategic assessment. It will remove the need to undertake detailed threatened species impact assessments at the development application stage, reducing government regulation whilst improving or maintaining biodiversity. It is anticipated that this site will be included, and the existing Biodiversity Certification will be extended by December 2020.

The Gobba Lagoon area and creek running north-south on the western portion of the site have environmental values that could be considered for a 'Biodiversity Stewardship Agreement'

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- Open space

The concept of 750 residential lots could result in a population of approximately 1,875 people. The Wagga Wagga Recreation, Open Space and Community Strategy and Implementation Plan 2040 indicates the need for 4 hectares of open space per 1,000 population. The concept of 750 lots would require approximately 7.5 hectares of open space. The concept plan identifies 7.21 hectares with a mix of linear park, active and passive spaces and buffers. In addition to this, there is the Gobba Lagoon area of 10.55 hectares.

The precinct is a direct extension of the existing suburbs of Estella, Boorooma and Gobbagombalin and provides opportunities to create recreation and open space linkages across the suburbs and to the Murrumbidgee River to the south.

The Wagga Wagga Active Travel Plan – Cycling, September 2016 includes a link east of the site running from Gardiner Street to the Olympic Highway heading north towards Charles Sturt University. Shared path linkages within the concept create opportunities to create an active loop within the northern suburbs that utilises the Active Travel route.

- Streetscape

The existing streetscape is open with farm style fences and minimal built form. River Road is unsealed and runs parallel to the gas pipeline corridor. Old Narrandera Road is characterised by

farmland to the south and urban development north.

- **Typologies / Built form**

The site is currently used for agricultural purposes with minimal structures on site. A homestead and associated outbuildings are located on the eastern boundary looking towards the city across the Olympic Highway and Murrumbidgee River. The homestead is at the highest point of the site and provides extensive views of the surrounding land. Another dwelling and associated outbuilding are located within the centre of the site.

The vision for the site is to provide a mix of traditional detached dwellings, terraces, shop-top housing and slope responsive housing.

3. Infrastructure

An internal infrastructure report has been developed to consider infrastructure provision requirements. This report is attached.

- **Stormwater**

Stormwater management will be required to be designed to cater for 1 in 10-year average recurrence interval (ARI). Overland flow paths will be required to be designed to cater for the 1 in 100-year ARI. No on-site detention is anticipated with the sites ability to discharge directly into natural watercourses.

The natural creek line located on the western portion of the site will form part of stormwater infrastructure to manage over land flow from developments north and east of the creek.

The natural creek line located on the western portion of the site will form part of stormwater infrastructure to manage over land flow from developments north and east of the creek.

Full hydrology and hydraulic calculations relating to the site must be provided to ensure new drainage infrastructure being proposed is adequate to ensure downstream areas will not be adversely affected by increasing development and overland flows.

Appropriate treatments are to be proposed at stormwater outlets to ensure downstream protection of existing watercourses or storage facilities.

- **Sewer**

A sewer pump station is currently located within the subject land, toward the western end of the site. The pump station has capacity for 400 lots within this proposal area. A sewer pump station located at the intersection of Old Narrandera Road and Colin Knott Drive has capacity for approximately 100-150 lots within this proposal area. Additional capacity is proposed to drain via gravity main system to a new pump station.

Another sewerage pump station will be required for the development, to be confirmed when more design information is available. A rising main will be required from the sewer pump station and a suitable discharge connection point is available to existing infrastructure.

- **Utilities**

Water:

The existing water supply infrastructure is not adequate to supply the proposed area, Riverina Water County Council have indicated water supply infrastructure can be provided at a cost to the developer.

Electricity:

Electricity is available via a nearby electricity lines with location to be determined at time of subdivision.

Gas:

There is a transmission gas pipeline located within a 16-metre-wide easement along the southern boundary of Lot 51 DP 1106511. The easement is to be free of inappropriate vegetation and structures, include warning signs at various mandated points along the pipeline route, maintain constant light of sight between warning signs and be available for physical patrols and inspections of the easement. Any works within the easement must be approved by APA and crossings of the pipeline should be at 90 degrees and minimised as much as possible.

The management of the pipeline requires consideration of land use within a 450-metre distance of the pipeline and ensuring community safety by excluding 'sensitive uses' within a 450-metre distance of the pipeline. This is known as the measurement length (ML).

When land use changes within the ML, a safety management strategy (SMS) is required to assess risk associated with the change in use, including construction risks and ongoing land use risks. The SMS will develop appropriate controls to reduce risks to 'as low as reasonably practicable'. This won't preclude development from occurring but ensures mitigation measures are undertaken by the proponent. The process will need to be undertaken by a preferred SMS facilitator and ensure APA attend workshops to validate the SMS.

APA's preferred approach to the easement treatment is for a linear open space reserve in a single title with limited embellishment. The preferred approach is for the easement is to be zoned SP2 Infrastructure to provide the greatest protection to the pipeline whilst providing significant open space, attractive landscaping (within easement guidelines) and active travel.

The application proposes to rezone the pipeline corridor to R1 General Residential. To protect the corridor in the future during any development proposals, a more appropriate zone for the corridor would be SP2 Infrastructure to provide ongoing protection and safety.

Telecommunications:

Telecommunications can be provided at the developers cost by extending the network from Gardiner Street.

- **Traffic**

A general assessment of traffic impacts and requirements has been provided as part of the *Service Feasibility Report* provided with the planning proposal. The assessment indicates a potential for 750 residential lots that will generate approximately 5,550 traffic movements per day with 555 of those movements occurring during peak periods.

4. Flooding

Part of the subject lots are identified as flood prone land. The proposal is proposing urban development north of the floodplain away from flood prone land. Access and development will occur on flood free land.

Overland flow paths will be required within the development site to accommodate 1% ARI flows.

Development of the area should have provision for flood free access.

5. Biodiversity

As a new urban release area, the proposed residential area has been identified to be included as part of the biodiversity certification extension.

As the subject land is partially flood prone and therefore only part of the land is being proposed for urban development. The residue land to the south that is an established lagoon and the residue land to the west that contains a natural creek corridor present an opportunity for the land to be established as a 'stewardship site' under the Biodiversity Conservation Act.

The purpose of setting up a 'stewardship site' would be to achieve the following:

- Protect and manage biodiversity values
- Create biodiversity credits
- Obtain ongoing management funding source
- Create local offset opportunities

Stewardship sites can be either public or privately owned.

The creek corridor will become stormwater infrastructure and will be required to be in public ownership for maintenance and access.

6. Local Centre

The proposal intends to rezone land on the river front for commercial purposes. The proposed B2 Local Centre zone is intended to provide a range of retail, business, entertainment and community uses that serve the needs of people who live, work in and visit the local area.

A local centre with river frontage provides a unique opportunity to create a destination point on the River that connects to recreation opportunities. A local centre in this location will provide daily conveniences for the local community without detracting from the CBD and proposed commercial centres in Estella.

7. Voluntary Planning Agreement

A separate process is occurring to discuss opportunities to enter into a voluntary planning agreement with the landowners. This process / outcome will be reported to Council separately. The outcomes of the planning proposal are not dependent on or affected by the potential voluntary planning agreement.

8. LEP Provisions

- Existing provisions

Under the Wagga Wagga Local Environmental Plan 2010, the subject site is zoned RU1 Primary Production with a minimum lot size of 200-hectares. Under these provisions, agricultural land uses being the main permitted land uses and dwellings only permitted where the dwelling has existing use rights, or the lot is 200-hectares or more.

- Proposed provisions

The proposal seeks to rezone land to predominately R1 General Residential with a small area zoned B2 Local Centre at the southern boundary to provide a community precinct overlooking the lagoon.

9. Development Control Plan

- Existing controls

The land is currently zoned for rural purposes and the rural controls of the DCP apply to all development.

- Master plan / site specific controls?

As this is an urban release area, Clause 6.3 of the Wagga Wagga Local Environmental Plan 2010 applies requiring that a development control plan apply to the land to address the following:

- Staging
- Movement hierarchy
- Landscaping strategy
- Passive and active recreational areas
- Stormwater and water quality management controls
- Addressing natural and environmental hazards
- Detailed urban design controls
- Higher density living
- Neighbourhood commercial and retail uses
- Public facilities and services

Rezoning the subject site will require site-specific provisions not provided for in the current DCP to be developed and adopted as part of the rezoning process.

The purpose of site-specific controls will be to address matters that are unique to this site rather than replicating standard controls already contained within the DCP. Matters unique to this site will include treatment of the Gas Pipeline corridor.

COMPLIANCE TEST

The following matters pursuant to the provisions of Section 3.33 of the Environmental Planning and Assessment Act 1979 and the Department of Planning, Industry and Environment's Guide to Preparing Planning Proposal, have been taken into consideration in the assessment of the proposal.

Riverina Murray Regional Plan 2036	
Direction	Compliance
<i>Protect the region's diverse and productive agricultural land</i>	<p>The proposal is inconsistent with this direction as it proposes to rezone land from RU1 Primary Production to R1 General Residential and B2 Local Centre.</p> <p>Whilst not included in the proposal, the applicant has indicated a desire to create lifestyle lots west of the site where the flood prone land will become the backyard of residential lots located outside of the flood prone land. This will unnecessarily fragment rural land for the purposes of lifestyle development that has not been identified in the Wagga Wagga Spatial Plan 2013.</p>
<i>Manage land uses along key river corridors</i>	<p>The subject area is immediately north of the Murrumbidgee River at varying distances. Urban development is proposed to be greater than 600 metres from the river.</p> <p>Land between urban development and the river will remain in its natural state with potential for the site to be established as a stewardship site to maintain and enhance the biodiversity values of the site under the Biodiversity Conservation Act 2016.</p> <p>Standard stormwater management measures will be conditioned as part of the development to maintain existing pre-development stormwater flows into the river catchment.</p>
<i>Protect and manage the region's many environmental assets</i>	<p>As only part of the subject land is being proposed for urban development, the residue land south and west of the proposed urban area will be retained in its current form protecting existing</p>

	environmental values. The residue land also presents an opportunity to consider establishing a 'stewardship agreement' on the residue land.
<i>Increase resilience to natural hazards and climate change</i>	The proposal has identified a new urban release area north of the Murrumbidgee River outside of the floodplain. There are no other known natural hazards in this area.
<i>Align and protect utility infrastructure investment</i>	<p>The APA Gas pipeline runs through the proposed urban release area and forms part of essential gas infrastructure for Australia.</p> <p>The 16-metre wide pipeline easement needs to be managed to an appropriate standard by ensuring the easement is free of inappropriate vegetation and structures, placing warning signs at various mandated points, maintaining constant line of sight between warning signs and undertaking physical patrols and inspections of the easement.</p> <p>The preferred approach to maintaining safety of the easement is to apply a zone which prevents development from encroaching on the easement.</p>
<i>Promote the growth of regional cities and local centres</i>	<p>The planning proposal is proposing an urban release area consistent with the Wagga Wagga Spatial Plan 2013.</p> <p>The area is identified to provide approximately 750 residential lots and accommodating an additional population of around 1,875 people. Additional residential land will ensure the city can continue to accommodate growth and encourage future investment.</p>
<i>Build housing capacity to meet demand</i>	The proposal intends to introduce a mix of housing options across the site. This can be further facilitated through site-specific development controls.
<i>Provide greater housing choice</i>	<p>The sites proximity to the APA Gas Pipeline limits its opportunities to provide opportunities for senior housing types due to the high risk of locating these sensitive types of uses within proximity to the gas pipeline.</p> <p>The proposal intends to provide a mix of housing densities across the site which may contribute to housing affordability.</p>
<i>Manage rural residential development</i>	<p>The ultimate outcome of the site, not included in the proposal, is to include some rural lifestyle lots west of the site where flood prone land will form the 'backyard' of housing blocks located outside of the flood prone land.</p> <p>Introducing lifestyle lots in the area would result in lot boundaries crossing the natural drainage stream that flows to the Murrumbidgee River. Lifestyle lots across this stream have the potential to impact the quality and function of the stream as well as the quality of water that will enter the Murrumbidgee River.</p> <p>Restricting lifestyle developments within this precinct is important to maintain the use and function of the stream. This can be achieved through a range of mechanisms:</p> <ul style="list-style-type: none"> - Zoning the stream corridor 'public recreation' and establishing a corridor that maintains drainage and

	<p>improves the corridor whilst allowing active recreation opportunities.</p> <ul style="list-style-type: none"> - Retaining the rural provisions west of the stream and encourage consolidation with the rural property west of the site. - Creating a 'biodiversity stewardship agreement' site that will see the land vegetated and protected and providing environmental values to the area. <p>Protecting the stream and corridor will not only protect drainage and biodiversity, it will also act as a buffer between rural and residential development.</p>
<i>Deliver healthy built environments and improved urban design</i>	<p>Various opportunities are identified to provide passive and active open spaces throughout the development. In addition, the site is located directly north of the Murrumbidgee River and Gobba Lagoon that provide additional environmental and recreational activities.</p> <p>The proposal will include active travel options that can link to existing and proposed active travel networks in the existing urban area to the north and to the city.</p>
Wagga Wagga CSP	
Direction	Compliance
<i>Recreation is a part of everyday life</i>	The proposal intends to include various opportunities for passive and active open space opportunities to allow recreation opportunities to be part of the community.
<i>We have complete and accessible transport networks</i>	Active travel paths identified within this precinct will provide opportunities for linkages to existing and proposed active travel routes with suburbs to the north and the city.
<i>We are a city with the benefit of a country lifestyle</i>	The proposal area has direct access to the Murrumbidgee River and outlook onto green spaces. The amount of greenspace available in this precinct due to the proximity to the river will be greater than that of other suburbs.
<i>We have sustainable urban development</i>	The proposal is intending to incorporate green corridors as part of the development and a mix of housing densities.
<i>We have housing that suits our needs</i>	The proposal is intending to incorporate a mix of densities with higher density residential options close to the proposed commercial centre and along the green corridor through the centre of the site.
<i>We have healthy natural areas</i>	The development will protect the natural areas of streams, lagoons, flood plain and the Murrumbidgee River.
<i>We minimise our impact on the environment</i>	Development in the area will be required to maintain the quality of run-off before it reaches the river.
Wagga Wagga Spatial Plan 2013 -2043	
Direction	Compliance
<i>We use sports, recreation, arts and leisure as ways of staying connected</i>	The development proposed a range of passive and active recreation options as well as access to the natural areas of the Lagoon and River.
<i>Arrangements are in place to respond to and recover from natural disasters</i>	Development will occur outside of the flood prone land of the Murrumbidgee River. Access is also provided on flood free land.
<i>We improve the quality of our environment</i>	The natural areas of the Lagoon and River will be maintained and improved as part of development. The creek line running

	north – south from the exiting Gobbagombalin suburb to the river is intended to be improved to manage stormwater flows from development.
<i>We plan for a growing community</i>	The area is identified as 'Potential Urban Area - Area 2' in the Wagga Wagga Spatial Plan. The area is identified to be constrained by the APA NSW Pipeline and buffer and has potential for Aboriginal heritage in the area. The area will help provide housing to meet demand and provide housing choice.
<i>We maintain our current and future infrastructure</i>	Upgrades to infrastructure required as part of this development will be identified and captured within the Development Control Plan to ensure the developer provides infrastructure required.
<i>We have access to affordable housing options</i>	The proposal intends to provide a mix of housing options that will contribute to housing affordability within the city.

Wagga Wagga Integrated Transport Strategy and Implementation Plan 2040	
Direction	Compliance
<i>Ensure that future residential growth is connected to sufficient road networks to minimise congestion on key corridors.</i>	The land is south of Old Narrandera Road and utilises the Olympic Highway to access the city. Growth in this area will utilise existing road corridors.
<i>Ensure that pedestrians and active travel modes are a priority in all future infill and greenfield development.</i>	The proposal intends to create pedestrian and active travel linkages to the existing network in the northern suburbs.
<i>Prepare a northern growth area structure plan.</i>	A draft northern growth area structure plan has been developed. This proposal is consistent with the draft plan.
<i>Review layout of key routes and intersections in the northern growth area to ensure stable functionality now and into the future. These routes include Pine Gully Road, Farrer Road, Estella Road and Boorooma Street.</i>	The intersection of Pine Gully Road and Old Narrandera Road has been considered as part of the Northern Growth Area Structure Plan. The intersection will become a 4-way intersection and new access point to this development. Both round-a-bout and traffic lights were considered with the round-a-bout being identified as the preferred treatment.
<i>Implement the road hierarchy plan that correlates with major traffic movements.</i>	Old Narrandera Road is the access road for this development and identified as a sub-arterial road as part of the proposed road hierarchy. Consideration of the intersection treatment for access to this site will maintain the road hierarchy.
Section 9.1 Ministerial Directions	
Direction	Compliance
1.1 Business and Industrial zones	The planning proposal intends to introduce a B2 Local Centre within the precinct for the purposes of serving the local neighbourhood. The proposal is consistent with this direction as the area is identified as a potential urban area as part of the endorsed Wagga Wagga Spatial Plan.
1.2 Rural zones	The planning proposal intends to rezone RU1 Primary Production land to R1 General Residential and B2 Local Centre. The proposal is consistent with this direction as the area is identified within the endorsed Wagga Wagga Spatial Plan as a potential urban area.
1.5 Rural Lands	The planning proposal intends to rezone rural land for urban purposes and remove the minimum lot size. The proposal is consistent with this direction as the area is identified as a potential urban area in the endorsed Wagga Wagga Spatial Plan.
2.3 Heritage Conservation	The planning proposal is consistent with this direction as it does not propose to remove provisions that facilitate the conservation of heritage.
2.6 Remediation of Contaminated Land	The area is zoned and used for agricultural purposes. Agricultural uses have potential to cause contamination and is a use identified in Table 1 of the contaminated land planning guidelines. The proposal is consistent with this direction as the land is not known to be contaminated and if found to be contaminated it would be remediated prior to development being undertaken.

<i>3.1 Residential zones</i>	The planning proposal intend to introduce a residential urban release area. The planning proposal is consistent with this direction as it will provide opportunities to broaden housing types and make use of existing infrastructure. The proposal is not located on the fringe, it is located between the city and the northern suburbs. Development control plan provisions will be developed to ensure services are provided prior to residential development being permitted. The subject land is identified as a potential urban area within the endorsed Wagga Wagga Spatial Plan.
<i>3.4 Integrating Land Use and Transport</i>	The planning proposal is consistent with this direction as the land is identified as a potential urban area with the endorsed Wagga Wagga Spatial Plan. The proposal is located within the northern suburbs with Active Travel Route connections to the University to the north and City to the south.
<i>4.3 Flood Prone Land</i>	The planning proposal is consistent with this direction as it avoids flood prone land.
<i>5.10 Implementation of Regional Plans</i>	The planning proposal is consistent with this direction as it is promoting the growth of the Wagga regional centre.
State Environmental Planning Policies	
Policy	Compliance
<i>State Environmental Planning Policy No 55 – Remediation of Land</i>	The subject area is currently zoned and used for agricultural purposes. Agricultural activities have potential to cause contamination. There is no known contamination, however, if contamination is found, it can be remediated prior to development consent. Given the previous land use of the site, it is considered that the potential impacts of land contamination are low.
Other	
<i>Nil</i>	

Internal / External Consultation

Internal: A cross-directorate internal referral also occurred highlighting infrastructure and environmental considerations.

A councillor workshop was held on 20 July 2020 where officers presented the planning proposal to councillors.

External: Initial consultation was undertaken with APA Group to seek feedback on requirements for developments within proximity to Transmission Gas Pipelines.

Further external agency consultation will be undertaken as required by the Gateway Determination.

Community consultation: Community consultation will be undertaken as required by the Gateway Determination.

FINANCIAL IMPLICATIONS

In accordance with Council's Fees and Charges, a Complex application attracts an application fee of \$40,000. The proponent has paid this fee. As this is an urban release area, a DCP amendment and associated fees will be required.

Section 7.11 of the Environmental Planning and Assessment Act 1979 and the City of Wagga Wagga's Contributions plan enables Council to levy contributions where anticipated development will or is likely to increase demand for public facilities.

Section 64 of the Local Government Act 1993, Section 306 of the Water Management Act 2000 as well as Council's servicing plans enable Council to levy developer charges based on the increased demands that new development will have on sewer and / or stormwater.

Council's contribution plans apply to any future development consent on the land. The proponent also has the opportunity to enter into a voluntary planning agreement.

CONCLUSION

The proposal is supported for the following reasons:

- It complies with the provisions of the endorsed strategic documents, including the Riverina Murray Regional Plan 2036 and the Wagga Wagga Spatial Plan 2013-2043.
- It is consistent with relevant S9.1 Ministerial Directions.
- The investigation of the subject land provided with the application is enough to support the planning proposal and forward to the Department of Planning, Industry and Environment seeking Gateway Determination.

To comply with the NSW Department of Planning, Industry and Environment guidelines and to support the planning proposal, council staff will prepare a proposed timeline as an addendum to the proposal prior to submitting for Gateway Determination.